

ZONING AND BUILDING AGENDA

NOVEMBER 18, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 262497 DOCKET #7367 - T. KELLEY, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 8.63 feet (existing) and reduce right interior side yard setback from the minimum required 10 feet to 3 feet 6 inches for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of Cook Street, approximately 72.16 feet north of Yale Avenue in Barrington Township. **Recommendation: That variation application be granted.**
- 262498 DOCKET #7480 - A. NOONAN, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 21,282 square feet (existing) and reduce lot width from the minimum required 150 feet to 104 feet (existing) for a new single family residence on public sewer and water in the R-3 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the south side of 131st Street, approximately 800 feet west of Adsit Road in Palos Township. **Recommendation: That variation application be granted.**
- 262499 DOCKET #7487 - S. ALHAYEK, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 100 feet for a single family residence well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the east side of Pleasant Drive, approximately 567 feet south of Crest Avenue in Schaumburg Township. **Recommendation: That variation application be granted.**
- 262500 DOCKET #7579 - M. GREER, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 18,183 square feet; reduce lot width from the minimum required 150 feet to 97.76 feet (existing); reduce right interior side yard setback from the minimum required 15 feet to 14 feet (existing); and to increase the F.A.R. from the maximum allowed .15 to .22 in the R-3 Single Family Residence District. The subject property consists of approximately 0.42 of an acre, located on the west side of Ridge Road and Cummings Road in New Trier Township. **Recommendation: That variation application be granted.**
- 262501 DOCKET #7580 - M. SLAGER, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 3 feet (existing) for a shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the north side of 135th Street, approximately 122 feet east of 85th Avenue in Palos Township. **Recommendation: That variation application be granted.**

Conditions: That highest point of the roof line cannot extend greater than 1 inch above the roof line of Mr. & Mrs. Siroky.

Objectors: Brad & Cynthia Siroky which are the neighbors directly W. of the subject property.

NEW APPLICATIONS

- 262502 LARRY & JULIE ELLIOTT, Owners, 12732 South Monitor Avenue, Palos Heights, Illinois 60463, Application (No. MA-03-06; Z03207). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to subdivide one parcel into two parcels and build one new single family residence and existing single family residence to remain in Section 32 of Worth Township. Property consists of approximately 0.83 of an acre located on the west side of Monitor Avenue, approximately 194 feet south of 127th Street in Worth Township. Intended use: Single family residence (new and existing to remain).
- 262503 CHICAGO TITLE & TRUST a/t/u/t c/o VPX Corporation, Owner, 2640 Golf Road, Suite 127, Glenview, Illinois 60025, Application (No. SU-03-10; Z03196). Submitted by Centrum Partners, L.L.C. c/o Centrum Properties, Inc., 225 West Hubbard Street, 4th Floor, Chicago, Illinois 60610. Seeking a SPECIAL USE, in the C-4 General Commercial District for a drive-thru facility on a proposed Walgreens Drug Store in Section 12 of Main Township. Property consists of 1.8724 of an acre located on the northeast corner of Golf Road and Washington Street. Intended use: A drive-thru facility.
- 262504 DANETTE ZIELINSKI, Owner, 10208 West Lyndale, Melrose Park, Illinois 60164, Application (No. SU-03-08; Z03150). Submitted by William J. Hennessy, 111 West Washington Street, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to convert a long-established, legal non-conforming coach house use of the subject property to a permitted use along with an existing single family residence on the property in Section 33 of Leyden Township. Property consists of .18 of an acre located on the north side of Lyndale Street, approximately 94 feet west of Dora Avenue. Intended use: To convert a long-established, legal non-conforming coach house use of the subject property to a permitted use along with an existing single family residence on the property.

* The next regularly scheduled meeting is presently set for Tuesday, December 2, 2003.